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April 15, 2008

Ms. Ginny Rowen, Planner
Department of Planning
County of Loudoun
1 Harrison Street, SE, 3rd Floor
Leesburg, VA 20177



Re: Ideal Schools – SPEX 2008-0020

Dear Ms. Rowen:

The Applicant, Ideal Schools, will commit to a contribution for the servicing fire and rescue company at the rate of \$0.10 per square foot. If you prefer, this could be made a condition of the special exception at the time of approval.

If you need anything further on this issue, please let me know.

Sincerely yours,

SEVILA, SAUNDERS, HUDDLESTON & WHITE, P.C.

Robert E. Sevila

cc: Dr. Deep Sran

Attachment 4

A-32



April 11, 2008

Ms. Ginny Rowen
Loudoun County
Department of Planning
1 Harrison Street, S.E.
Leesburg, VA 20177-7000



RE: SPEX-2008-0020, Ideal Schools

Dear Ms. Rowen:

We are in receipt of Department of Building and Development-Zoning comment letter dated April 10, 2008 regarding the above referenced application. We have made revisions to the Special Exception Plat, and offer the following in response.

Zoning Comments:

1. Indicate on the plat that the special exception applies only to the unit identified as 44675 Cape Court, Unit 105, with a tax map number of /80//31P1CS-2 and identification number 061-49-8039-002.

Response: Note # 3 on Sheet 1 has been revised to state that the Special Exception only applies to the unit identified as 44675 Cape Court, Unit 105, with a tax map number of /80//31P1CS-2 and identification number 061-49-8039-002.

2. Provide the unit number and the square footage of the special exception area on Sheet 3 in the special exception area.

Response: The unit number has been added to the limits of the Special Exception area on Sheet 3 of the Plan set, as well as within the SPEX tabulations.

3. Please note that approval of a site plan amendment or revision and a building and zoning permit will be required for a change of use prior to occupancy. At the time of site plan, the applicant will be required to verify that sufficient parking exists for all uses in each of the two buildings, in addition to the proposed private school use and that the required landscaping is existing or will be provided, as well as confirmation of compliance with all relevant regulations.

Response: Comment noted.

Ms. Ginny Rowen
April 11, 2008
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Thank you providing the referral agency comments for this Special Exception application. We have adequately addressed all comments that have been provided to us, and we are hereby resubmitting this application. Please find three (3) copies of the revised plat. If you need additional copies, or if you should have any questions, please do not hesitate to contact us.

Very truly yours,



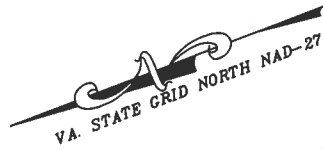
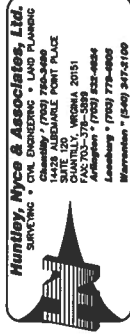
Gary Schafer
Planning Manager

GS/dml

cc: Mr. Robert E. Sevila
Dr. Deep Saran
Mr. Chris Turnbull

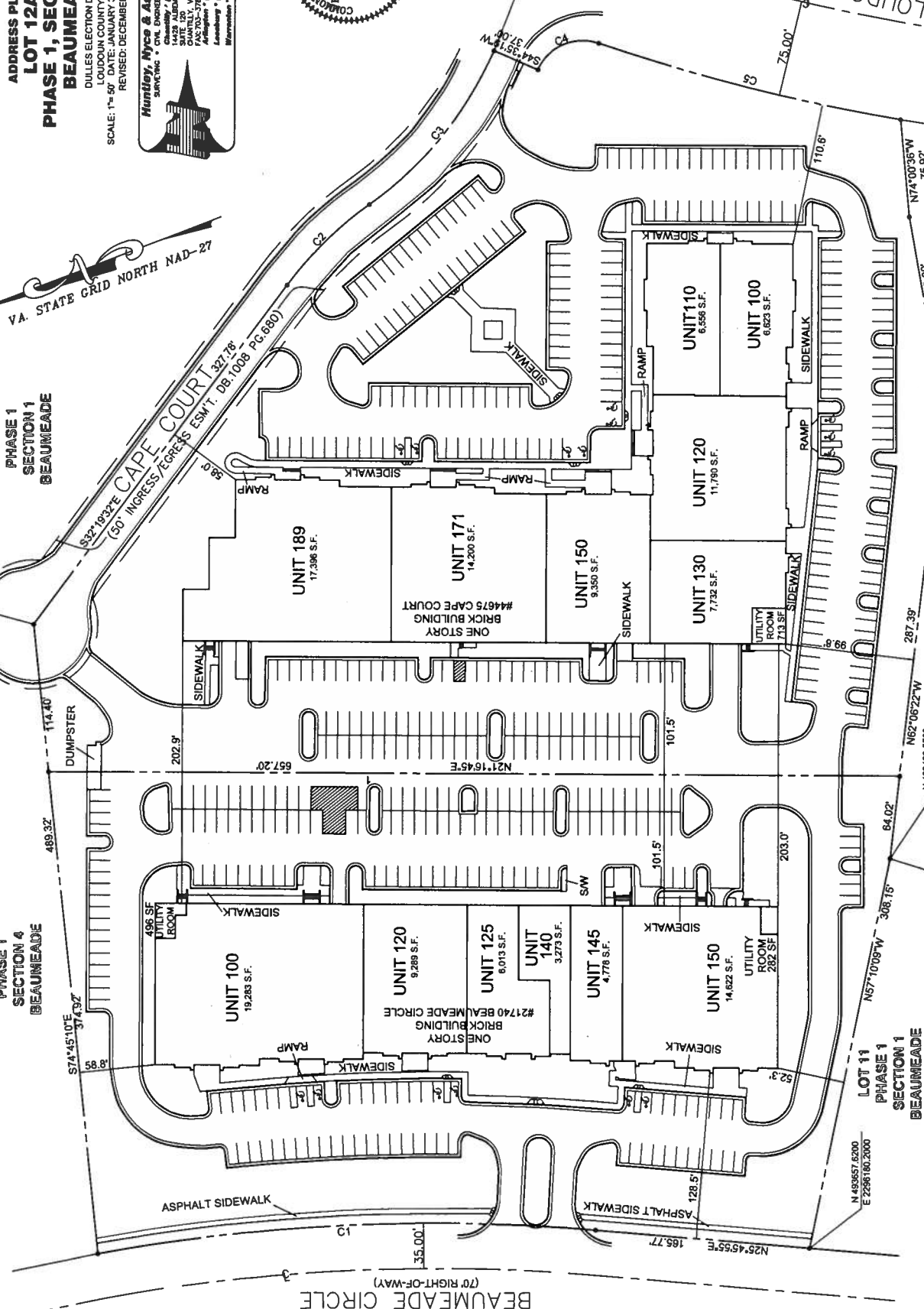
**ADDRESS PLAT
LOT 12A1
SECTION 4
PHASE 1, SECTION 4
BEAUMEADE**

DULLES ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA
SCALE: 1" = 50' DATE: JANUARY 30, 2008 SHEET 2 OF 2
REVISED: DECEMBER 05, 2006



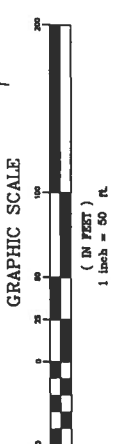
**LOT 16A
PHASE 1
SECTION 1
BEAUMEADE**

**LOT 14A1
PHASE 1
SECTION 4
BEAUMEADE**



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING	TANGENT
C1	1467.39'	385.11'	157°21'13"	384.01'	N18°14'49"E	193.67'
C2	290.07'	89.41'	17°39'54"	89.06'	N22°20'35"W	45.06'
C3	290.07'	155.84'	30°45'03"	153.78'	S30°02'09"E	79.75'
C4	38.00'	55.37'	65°11'52"	51.49'	N02°45'45"W	33.00'
C5	1462.39'	241.08'	9°19'04"	240.81'	S35°13'35"W	120.80'



TYPICAL PARKING DIMENSIONS (NOT TO SCALE)

9'	9'	9'	9'	9'	9'
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